



Ad Hoc Monitoring Group for Waterfront Construction

301 King Street City Hall
Alexandria, VA 22314

Meeting Notes for Monday, August 3, 2015 5:30 –7:16 PM

Group Members in Attendance:

John Bordner, Chair, Waterfront Commission
Katy Cannady, Old Town Civic Association
Bert Ely, Friends of the Alexandria Waterfront – *via phone*
Barbara Saperstone, Waterford Place
Austin Flajser, Carr Hospitality

Charlotte Hall, Chamber of Commerce - *absent*

Staff Members in Attendance:

Pete Mensinger, Special Projects Manager, Code Administration
Daphne Kott, Civil Engineer, DPI
Emilio Pundavela, Civil Engineer, Infrastructure ROW, T&ES
Dirk Geratz, Principal Planner, Planning & Zoning
Jack Browand, Division Chief, Recreation, Parks and Cultural Activities
Bill King, Assistant Director, Code Administration
Bill Skrabak, Deputy Director, T&ES

- **Acceptance of June 8th Meeting Notes**
 - Mr. Bordner asked if there were any changes to the meeting notes. No changes were noted and the meeting notes were adopted as presented.
- **Construction Schedule Updates on Waterfront Projects**
 - Staff provided an update on various projects as follows:
 - **ODBC:** Dirk Geratz stated that City staff is awaiting the second submission of the final site plan for review. A hearing before the BAR is scheduled for September. It was noted that the site has been fenced off for security reasons.
 - **Robinson Terminal South:** Dirk Geratz reported that **Robinson South** has submitted the first final site plan and that it is currently under review.

It was also reported that RTS will be scheduled for a series of BAR hearings through the fall. Demolition could occur as early as February. Dirk will get back to the Group with an answer to a question about what impact would an appeal of a BAR decision have on the site plan.

- **Robinson Terminal North:** Dirk Geratz reported that this case is slated for public hearings in either September or October.
- **Windmill Hill Park Shoreline Rehabilitation:** Staff informed the group that the work on the park should begin next July.
- **Indigo Hotel:** Pete Mensinger reported that the asbestos abatement has been completed. The next permit under review is the demolition permit followed by a building permit.

- **Carr/Indigo Hotel Update:**

- **Carr / Indigo Hotel:** Austin Flajser provided a general update noting that the demolition is expected to be completed by the end of August. After that demolition of 210 The Strand is planned. He reported that construction fencing is going up around the site. Austin also reported that undergrounding of the utilities has already begun and will continue for the next several weeks. Austin also indicated that excavation will begin shortly after the demolition work is completed and will continue through the fall. In response to a question, Austin stated that the demolition will include removal of the concrete slab floor of the current building. Austin also noted that all but two residents have made arrangements for the pre-construction surveys. The remaining two are being scheduled. He also noted that CD's of the images from the survey will be made available to each property owner.
- **Questions:**
 - It was suggested that the living timeline show the approximate dates of the pile driving operation.
 - Barbara Saperstone expressed concerns about the impact of construction traffic near Windmill Hill Park.
 - Pete stated he would notify Lyles-Crouch Elementary School directly about the haul routes and hours of operation of the routes.
 - Another suggestion related to creating a link for the City's website to the developer's website for more detailed information about the hotel project.
 - The use of seismic equipment to measure ground disturbance was discussed. It was noted that the use of such a device is not part of the City standard construction conditions.
 - Austin was going to check with his team if they had any plans to use seismic equipment for this project.

- **City Website / Making Complaints**

- Pete gave an overview of the various updates and additions that have been made to the webpage for the Ad Hoc Group. He noted that the meetings of this Group are listed under Waterfront Implementation. Several new links have been added such as one that links to approved haul routes. A FAQ section is in the works.

- Pete also reported that id residents have complaints about a construction site they should either call the HELP line: 703.746.HELP or use the City's *call.click.connect* link on the main City webpage.

- **New Group Members:**
 - Nina Randolph, representing Founders Park was in attendance and was introduced. She is one of the resident candidates for the home owner seat. She was awaiting official notification from the City Manager's office. The developer representative will be someone representing the Robinson Terminal North development team.
Barbara Saperstone noted her willingness to continue to serve as the representative from the southern end of Union Street and offered to serve as a representative for Harborside.

- **Next Steps / Action Items**
 - Create a link to BAR meeting site for upcoming meeting dates;
 - Staff to find out what impact a BAR appeal would have on the site plan approval;
 - Note the demolition permit on the City website;
 - Notify Lyle-Crouch school of haul route and schedule;
 - Austin will confirm whether seismic monitoring will be provided;
 - The Ad Hoc Group members to study how to mitigate trucking impacts on Saturdays near Windmill Hill Park.
 - Confirm the final hearing dates for Robinson Terminal North.

- **Next Meeting(s):**
 - September 8, 2015 5:30pm